

KENILWORTH AVENUE

1717 & 1721 KENILWORTH AVE. | CHARLOTTE, NC 28203

URBAN CORE RETAIL FOR SALE/LEASE



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EXECUTIVE SUMMARY

INTRODUCTION

Kenilworth Avenue retail center is available for sale and lease in Dilworth, one of Charlotte's historic neighborhoods. Boasting strong demographics and traffic counts along East Blvd., the center is an excellent opportunity near many popular retailers and restaurants.

OFFERING OVERVIEW

- Irreplaceable urban core real estate
- Upscale area in Historic Dilworth
- Strong area demographics

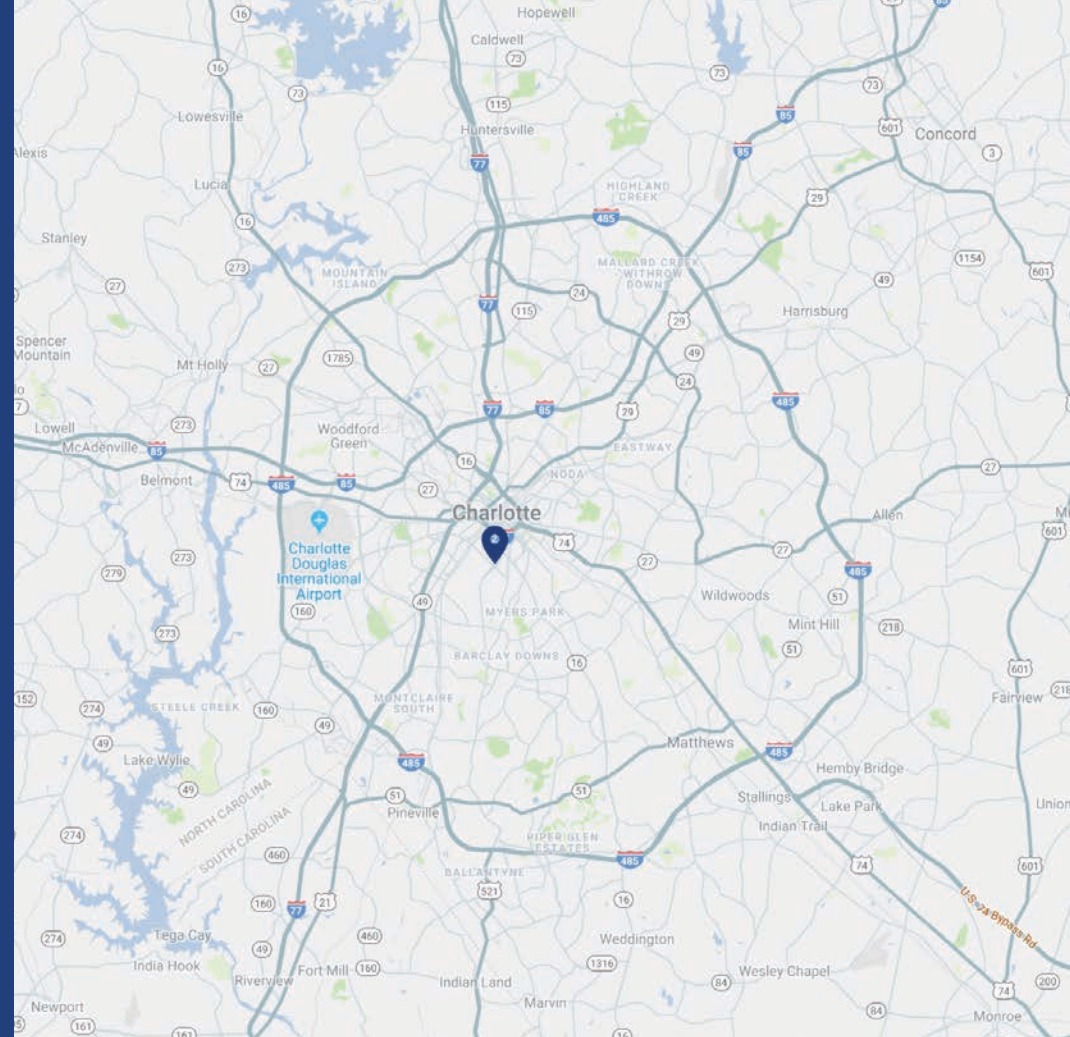
PROPERTY OVERVIEW

KENILWORTH AVENUE

Located in the historic neighborhood of Dilworth, this +/- 3,339 SF building is for sale and lease along Kenilworth Ave. The building is steps away from East Blvd. and adjacent to a Harris Teeter shopping center with numerous national and local retailers and restaurants.

PROPERTY DETAILS

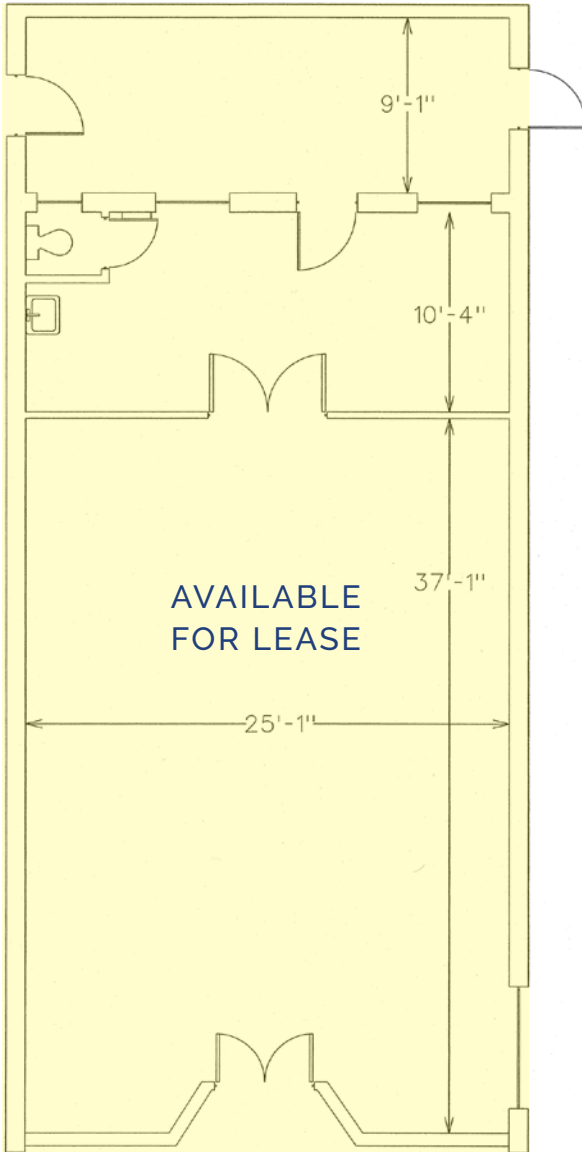
Address	1717 & 1721 Kenilworth Avenue Charlotte, NC 28203
Parcel ID	12312105
Available SF	+/- 1,611 SF Available for Lease
GLA	+/- 3,339 SF Available for Sale
Acreage	+/- 0.17 Acres Available for Sale
Frontage	61 FT
Zoning	B-1
Parking	10 surface spaces
Traffic Counts	Kenilworth Ave. 11,700 VPD East Blvd. 20,400 VPD
Lease Rate	\$35/SF NNN
Sale Price	Call for Pricing
Additional Notes	High walkability Only 2 miles from Uptown Charlotte Affluent area with high household income



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	14,542	120,710	265,481
Avg. Household Income	\$147,905	\$117,755	\$98,088
Median Household Income	\$101,982	\$75,240	\$58,871
Households	7,681	56,777	116,077
Daytime Employees	34,075	156,343	250,929

FLOOR PLAN



1721 KENILWORTH AVE
1,611 SF



MARKET OVERVIEW

HISTORIC DILWORTH CHARLOTTE, NC

East Blvd, lined with shops and restaurants sits in the heart of Dilworth, which began as Charlotte's first streetcar suburb and was established in the 1890s on 250 acres just southwest of the original city limits. The streets of Dilworth feature stately, mature oak trees, sidewalks, and houses with beautiful front porches.

Dilworth's shopping is a boutique experience, from Paper Skyscraper and Cottage Chic to the natural food market, Berrybrook Farm. Dilworth is

Dilworth features a pedestrian friendly atmosphere, with dozens of restaurants and Freedom Park within walking distance.

RESTAURANTS WITHIN WALKING DISTANCE TO SITE



AREA MAP



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

